

9017 LOYAL AVE. NW SEATTLE. WA 98117

# ROSEN HOUSE KITCHEN ADDITION













**EXISTING HOUSE AND SITE PHOTOS** 



# ROSEN HOUSE KITCHEN ADDITION













**EXISTING HOUSE AND SITE PHOTOS** 



### KITCHEN ADDITION















#### KITCHEN ADDITION



ORIGINAL KNOTTY PINE
PANELING HAS BEEN
REMOVED AND REPLACED
WITH A SMOOTH PAINTED
PANELING THROUGHOUT THE
EXISTING KITCHEN.

ORIGINAL LOWER CABINET HAS BEEN MODIFIED TO ACCEPT NEW WINE FRIDGE AND DISHWASHER DRAWERS.

ORIGINAL TILE COUNTERTOPS AND BACKSPLASH REPLACED THROUGHOUT EXISTING KITCHEN WITH NEW SLABS AND TILE.

THIS ENTIRE WALL HAS BEEN ALTERED WITH FRIDGE CABINET, GAS RANGE, RANGE HOOD AND TILE WALL. NOTHING ORIGINAL HERE EXCEPT SOME SALVAGED HARDWARE ON THE NEW CABINETS.

PROPOSED NEW OPENING
THROUGH EXISTING WINDOW
OPENING INTO NEW KITHEN
ADDITION. REMOVE EXISTING
WINDOW AND WALL BELOW.







PROPOSED KITCHEN ADDITION AND LANDSCAPE 9017 LOYAL AVE. NWSEATTLE, WA 98117

### KITCHEN ADDITION













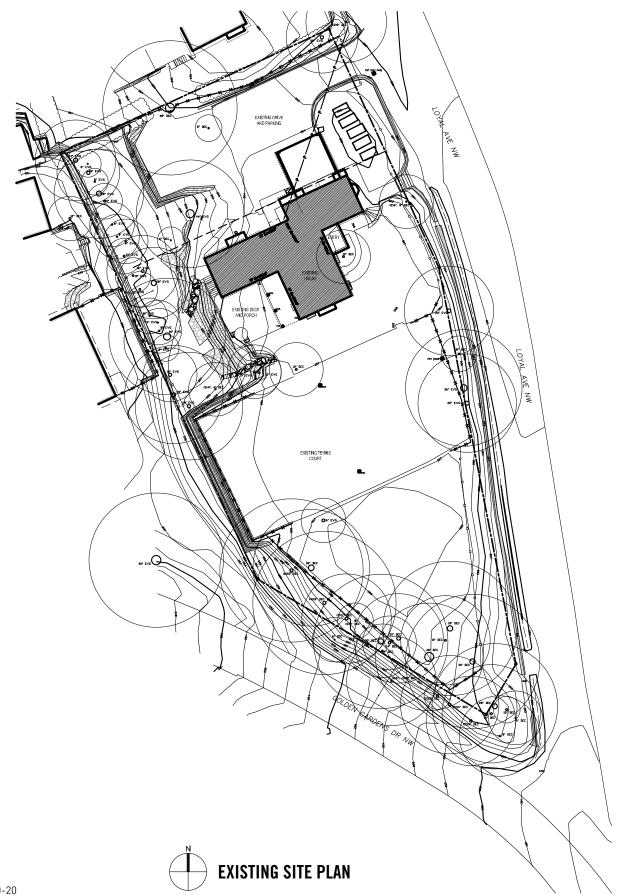






ARC PACKET: 11-20-20 INSPIRATION PHOTOS HELIOTROPE

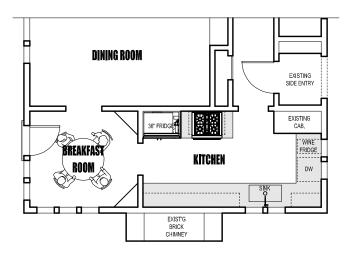
KITCHEN ADDITION



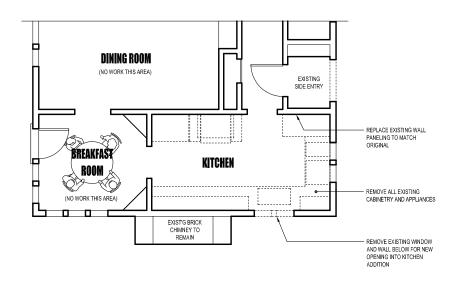


HELIOTROPE

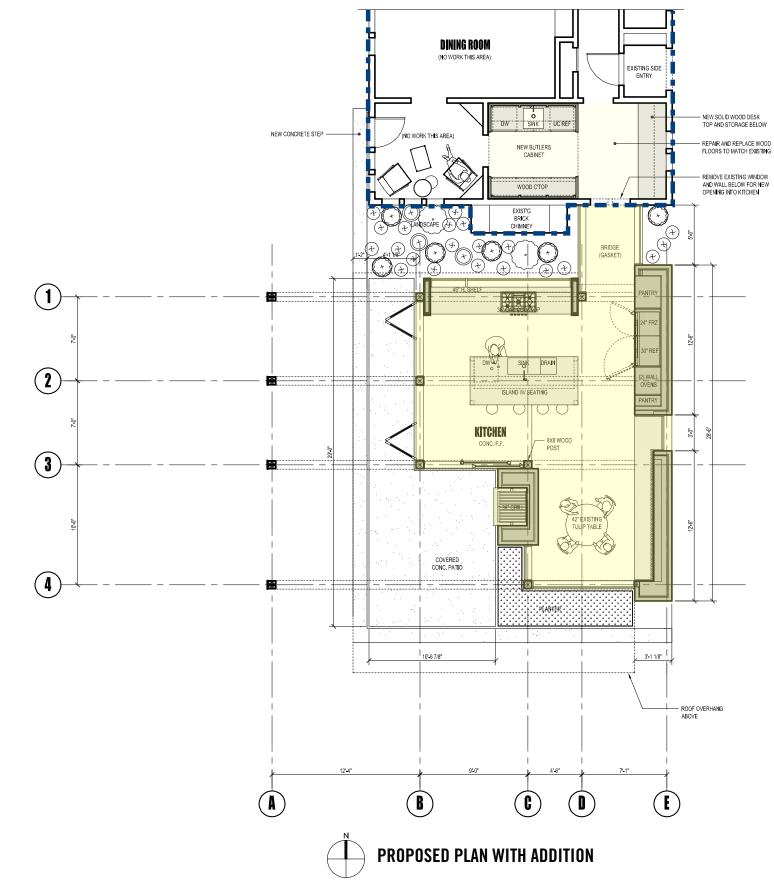
KITCHEN ADDITION



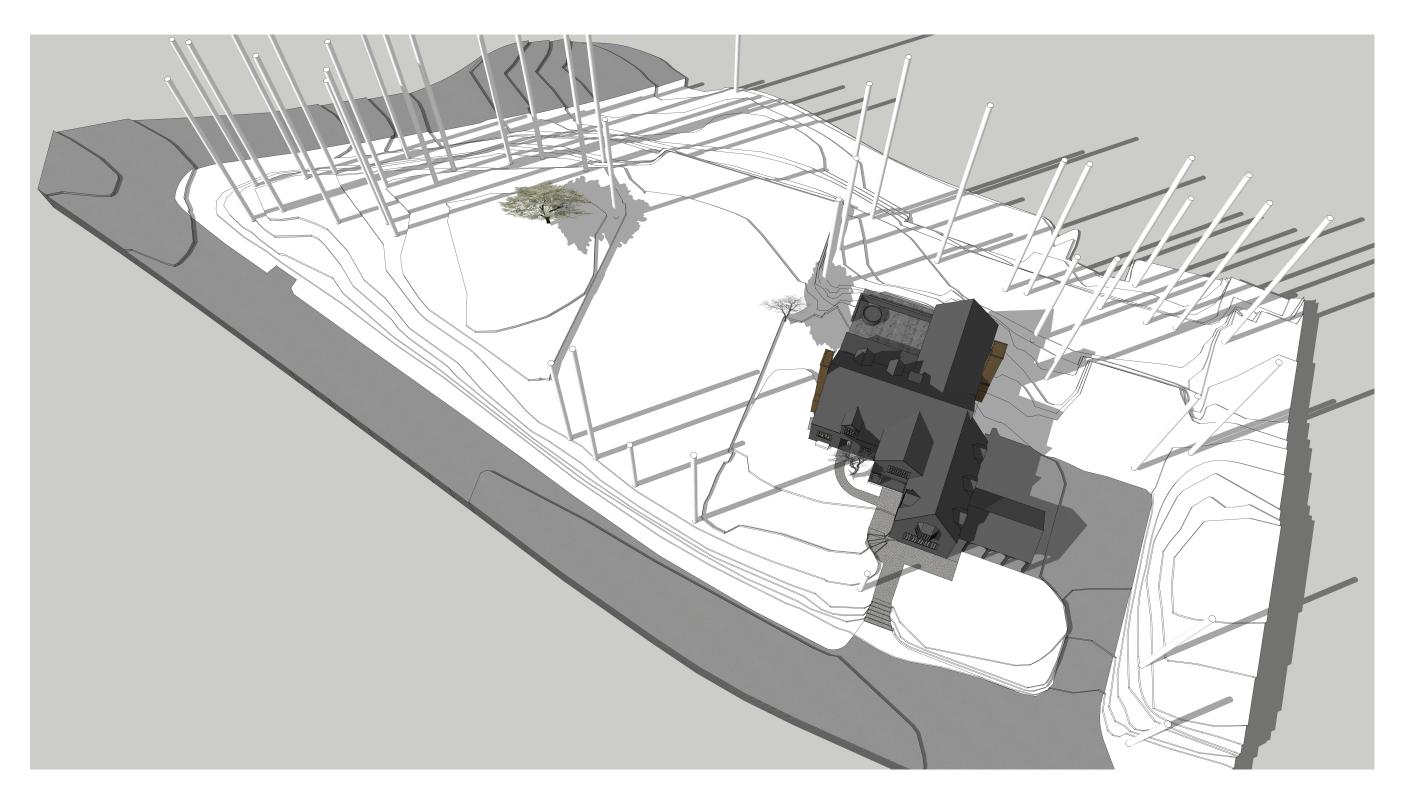
#### **EXISTING KITCHEN PLAN**



EXISTING KITCHEN DEMO PLAN

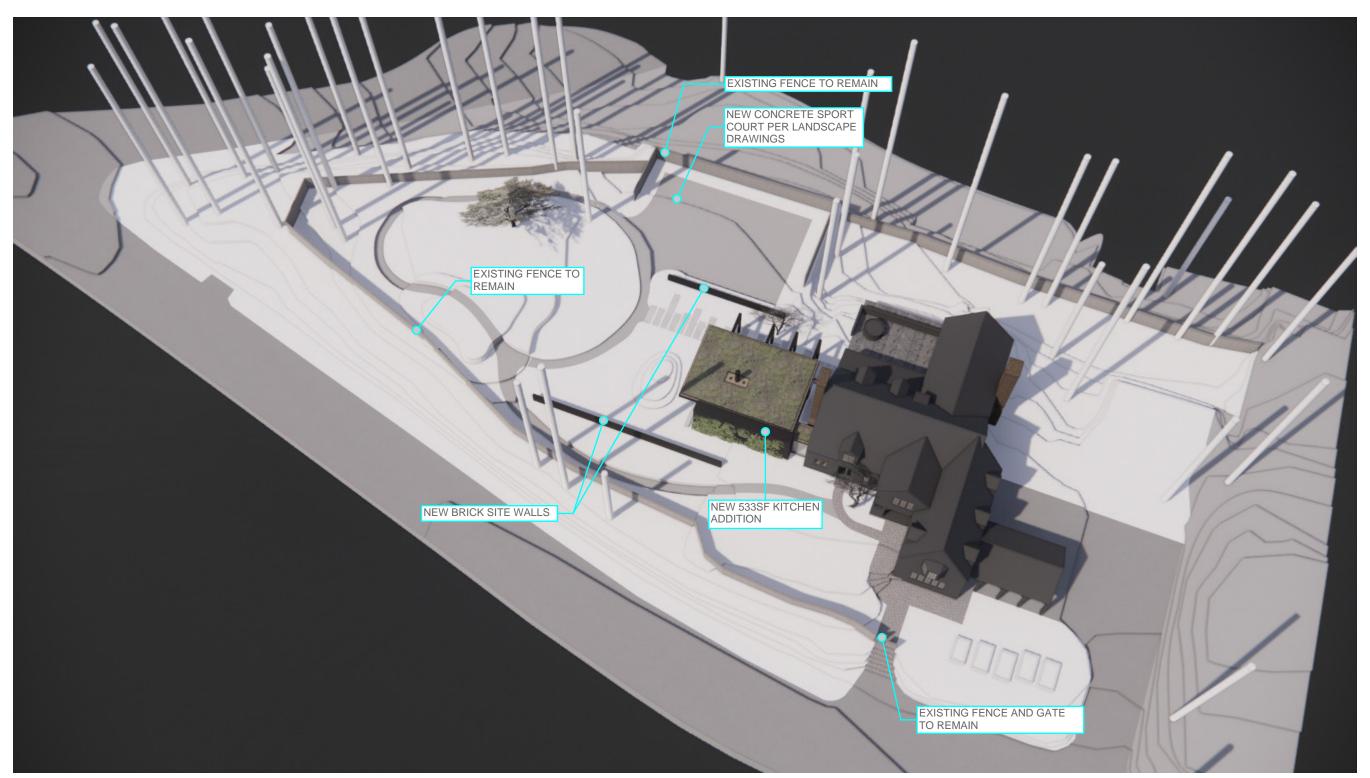


#### KITCHEN ADDITION



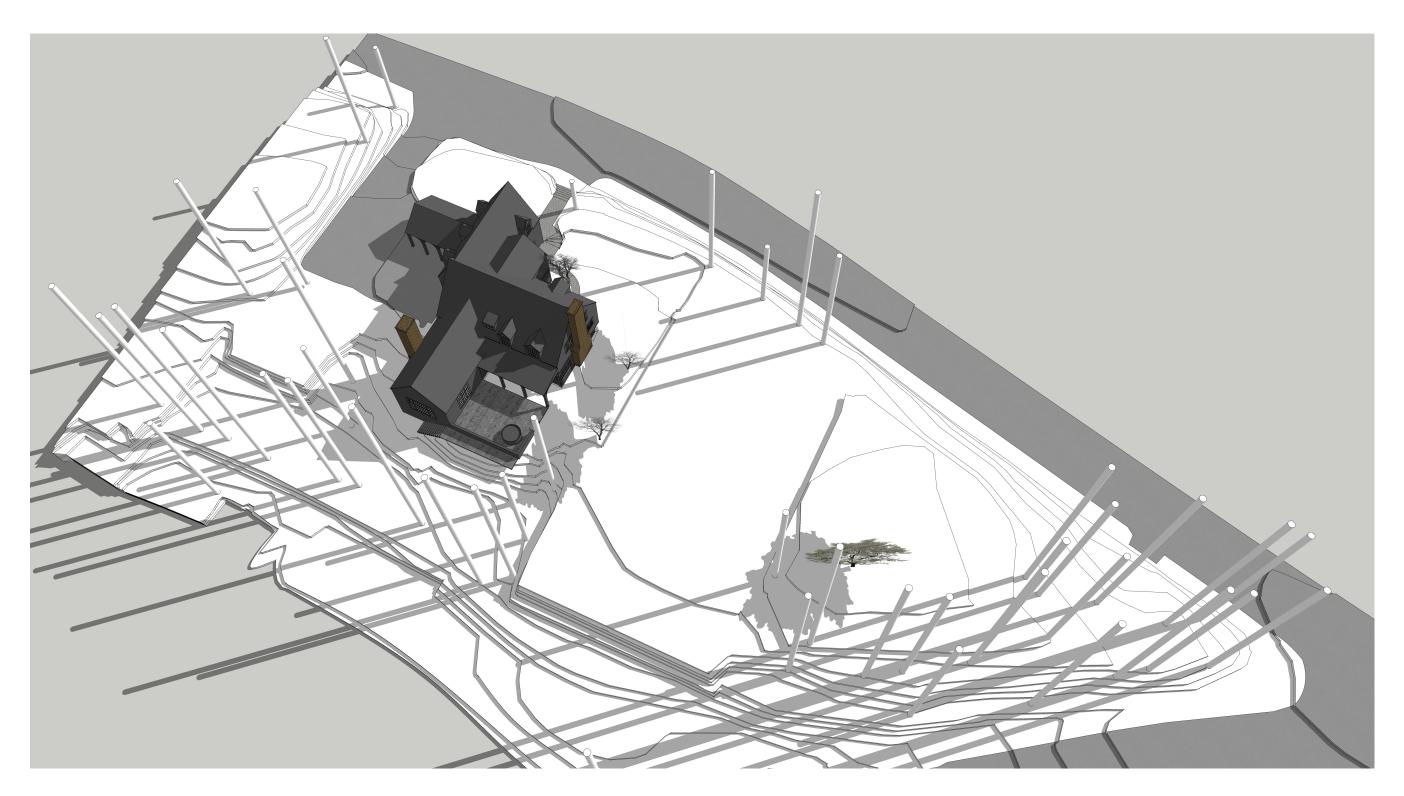
SITE PLAN EAST VIEW WITHOUT ADDITION

#### KITCHEN ADDITION



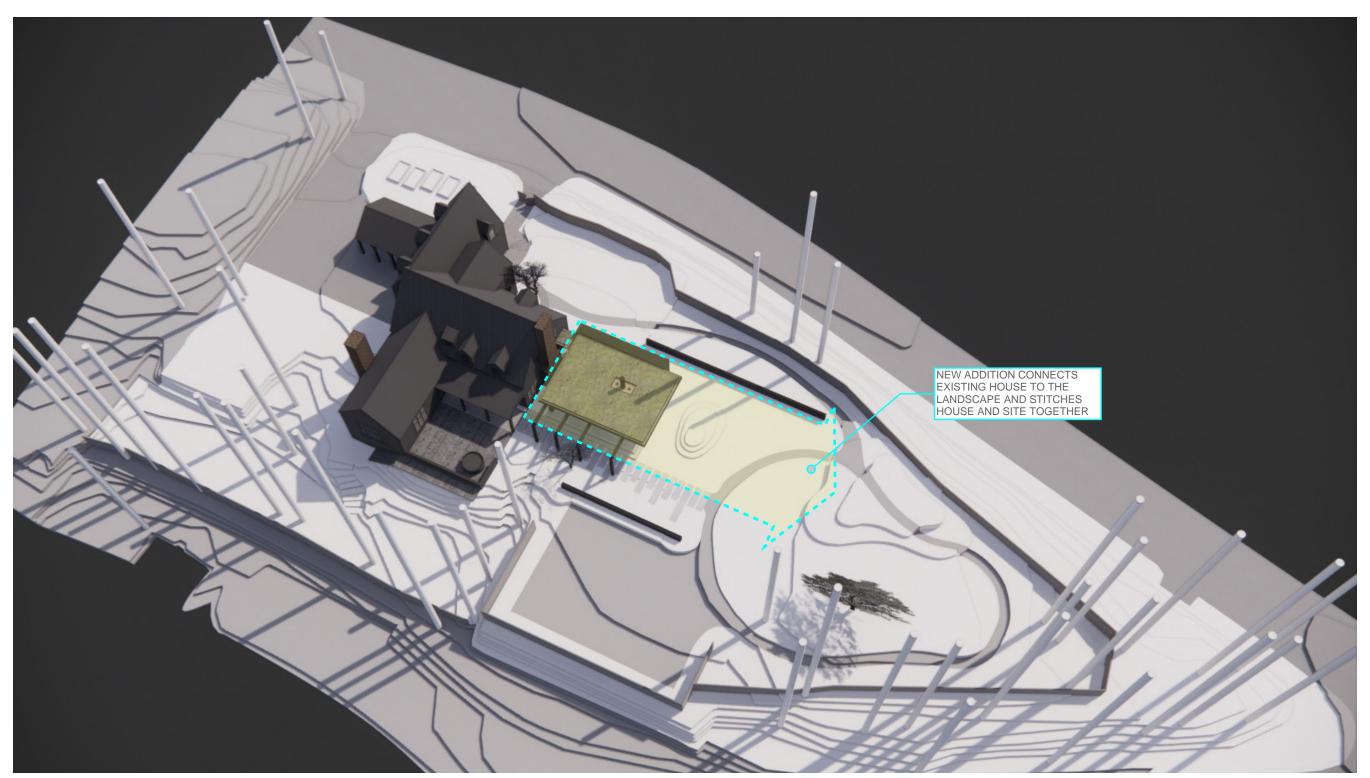
SITE PLAN EAST VIEW WITH ADDITION

#### KITCHEN ADDITION



SITE PLAN WEST VIEW WITHOUT ADDITION

#### KITCHEN ADDITION



SITE PLAN WEST VIEW WITH ADDITION

### KITCHEN ADDITION



LOYAL AVE BIRDSEYE VIEW WITHOUT ADDITION

#### KITCHEN ADDITION



LOYAL AVE BIRDSEYE VIEW WITH ADDITION

### KITCHEN ADDITION



EAST ELEVATION (LOYAL AVE) WITHOUT ADDITION

#### KITCHEN ADDITION



EAST ELEVATION (LOYAL AVE) WITH ADDITION

### KITCHEN ADDITION



### SOUTH ELEVATION WITHOUT ADDITION

#### KITCHEN ADDITION



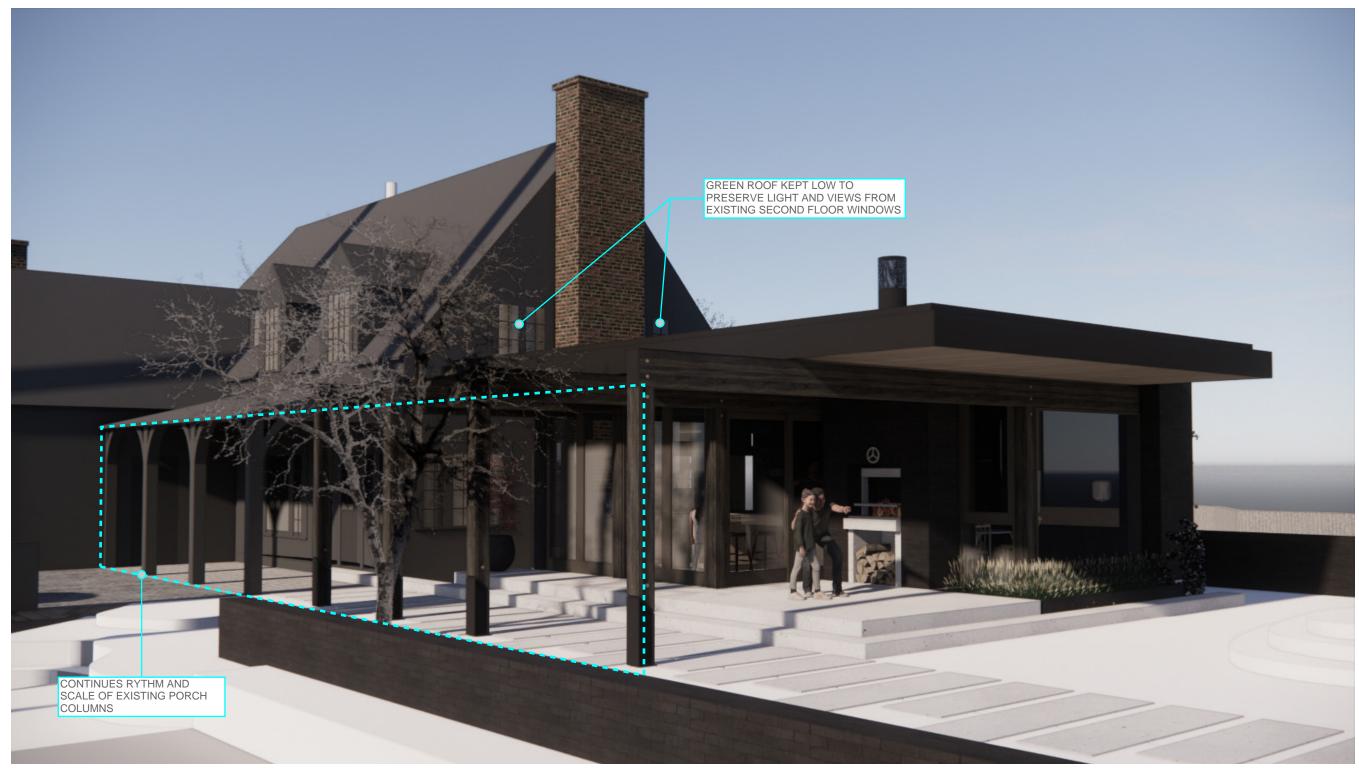
**SOUTH ELEVATION WITH ADDITION** 

### KITCHEN ADDITION



SOUTHWEST ELEVATION WITHOUT ADDITION

#### KITCHEN ADDITION



SOUTHWEST ELEVATION WITH ADDITION

### KITCHEN ADDITION



WEST ELEVATION WITHOUT ADDITION

### KITCHEN ADDITION



WEST ELEVATION WITH ADDITION

### KITCHEN ADDITION



ENTRY VIEW WITHOUT ADDITION

#### KITCHEN ADDITION



#### KITCHEN ADDITION



GASKET CONNECTION

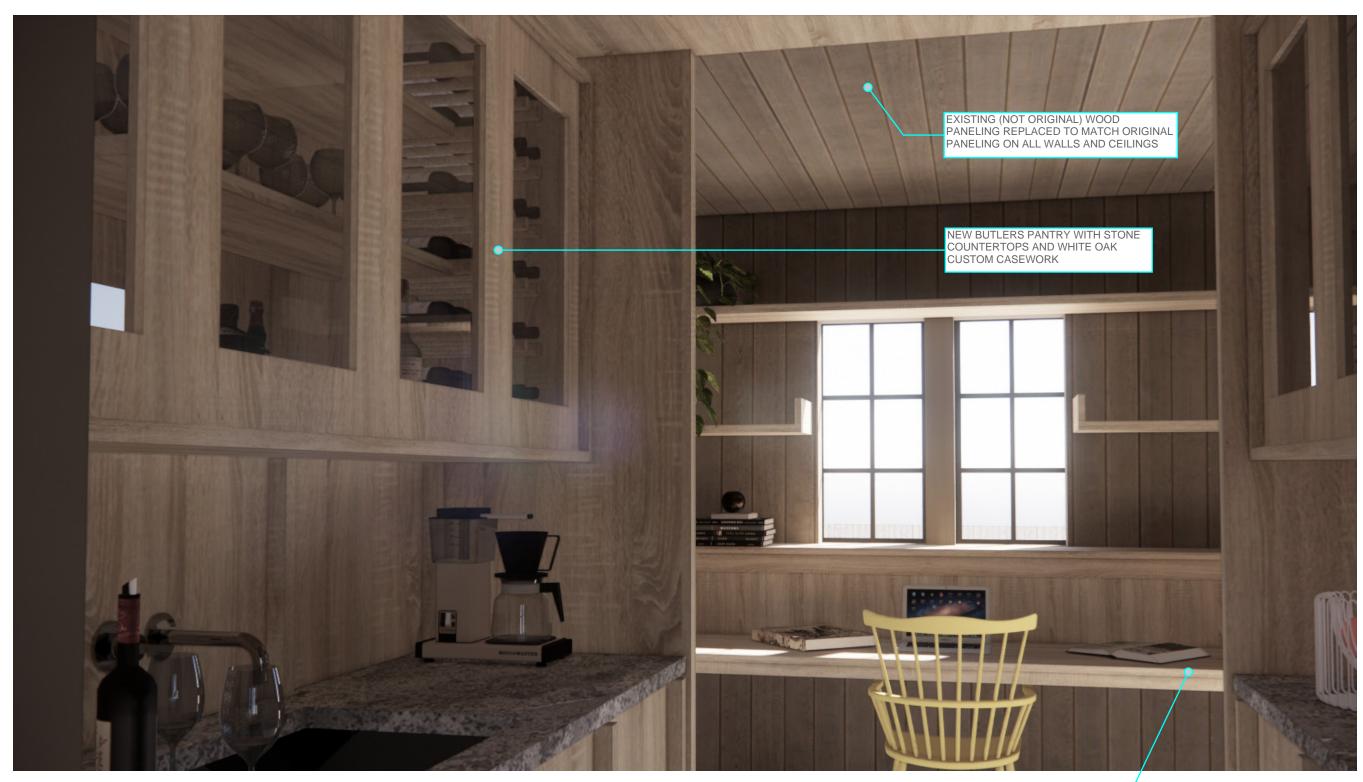
### KITCHEN ADDITION



SECTION LOOKING WEST THROUGH GASKET

ARC PACKET: 11-20-20

#### KITCHEN ADDITION



VIEW EAST FROM NEW BUTLERS PANTRY (EXISTING KITCHEN)

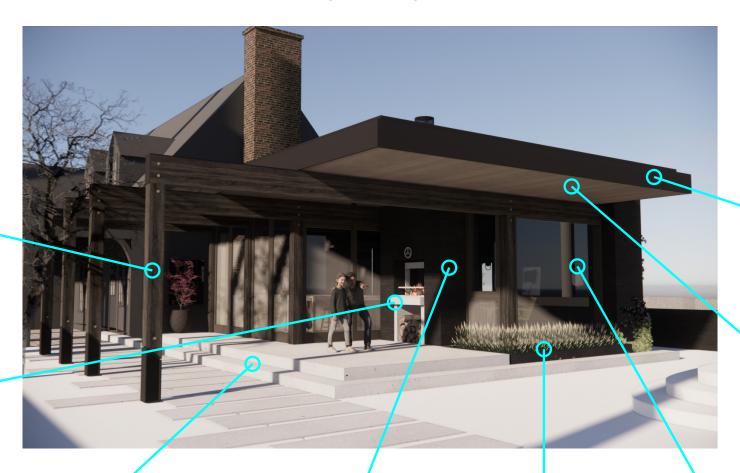
NEW WHITE OAK FLOATING DESK WITH STORAGE AND WOOD SHELVES ABOVE

KITCHEN ADDITION

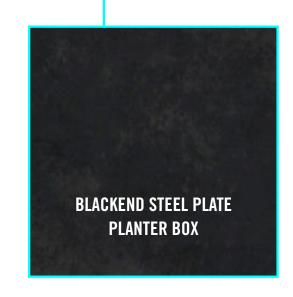










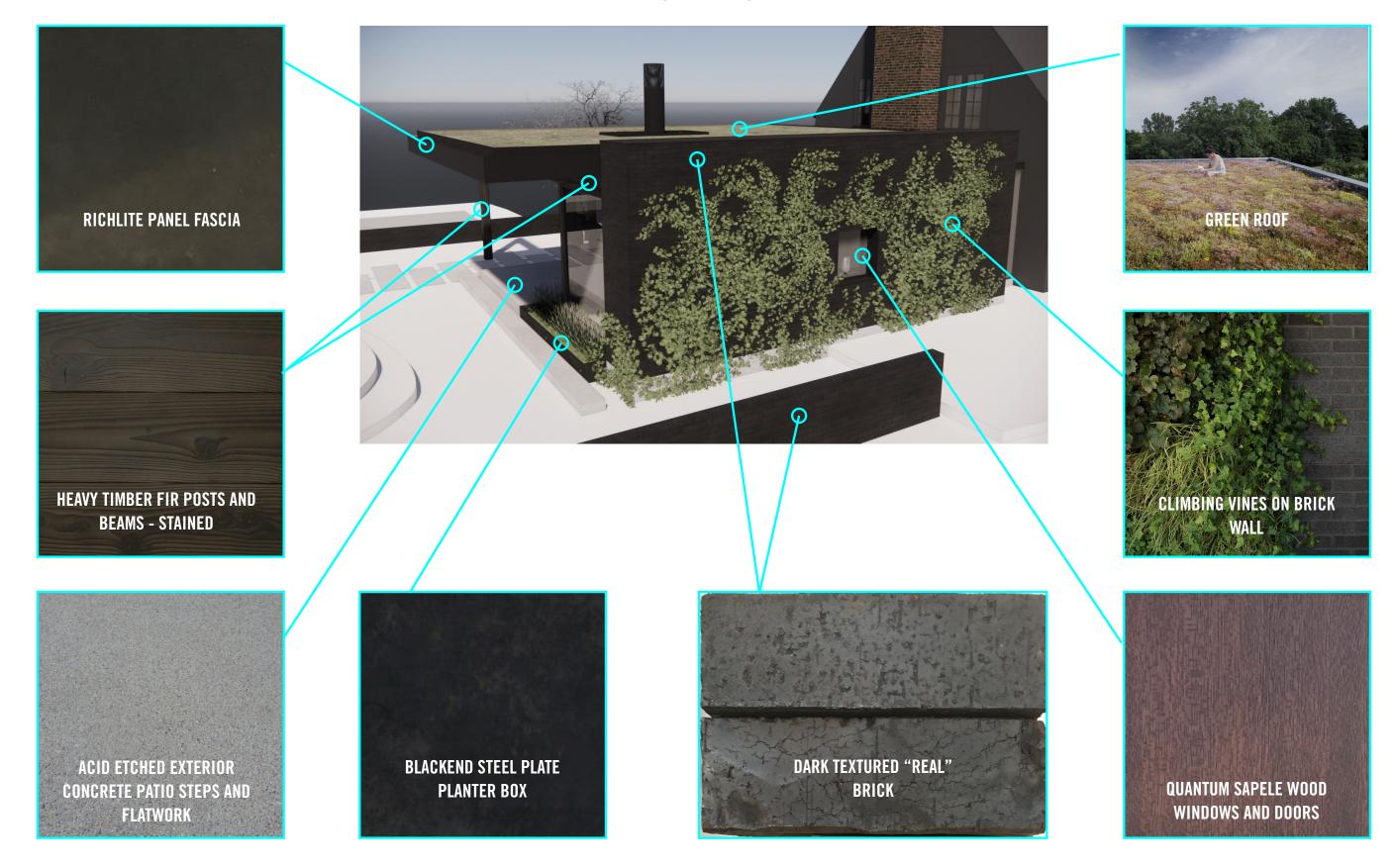






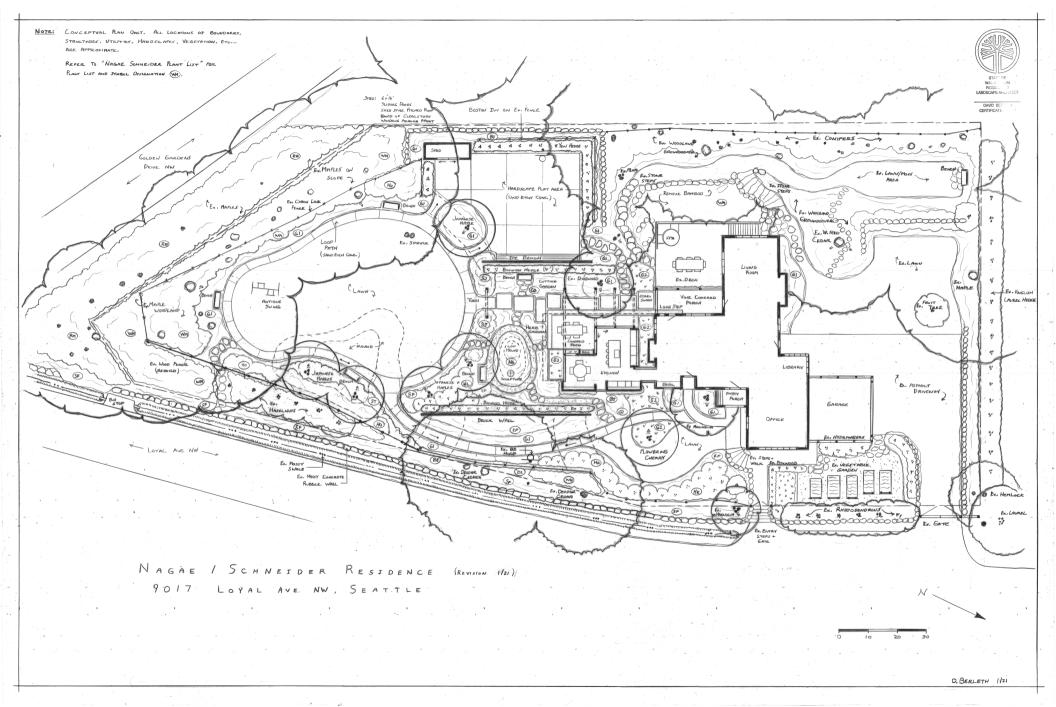


KITCHEN ADDITION



#### KITCHEN ADDITION





Nagae Schneider	Symbol	Latin Name		Common Name		Location		Quantity	Spacing		Size
Plant List											
On Property	BI	Parthenocissus tricuspidata		Boston Ivy		brick kitchen wall + old court wire fences		50 36" oc along wall and fence		1 gal.	
	Boxwood Hedge	Buxus semperrivrens		common boxwood		hedges E + W of along top of walls		37 36" oc spacing as hedge		30-36" b+ b	
	CG	Mixed Perennials		mixed perennials		Cutting garden SW of kitcher	Cutting garden SW of kitchen area		TBD varies		1 gal
	EP	Epimedium versicolor 'sulphureum'		Epimedium		along brick wall border + alor	ng hydrangeas	80 24" oc ,massed		1 gal	
	G1	Polystichum munitum		Sword fern		in groundcover mix		108 24" oc masses of within mix		1 gal	
		Polystichum acrostichoides		Christmas fern		in groundcover mix		220 24	oc masses	of within mix	1 gal
		Polystichum po	lyblepharum	Tassle fern		in groundcover mix		98 24	oc masses	of within mix	1 gal
		Vinca Minor		Periwinkle		in groundcover mix		280 24	l" oc within m	ix as filler	1 gal
	G3	Pennisetum alo	pecuroides 'little bunny'	Fountain grass	little bunny'	in house groundcover mix		120 24	l" on center w	vithin mix	1 gal
		nepita faassenii 'junior walker'		Catmint 'junior walker'		in house groundcover mix		30 24" oc within mix as filler		1 gal	
		Ophiopogon nigrescens		black mondo grass		in house groundcover mix		130 18" oc, on edges in masses			1 gal
		Allium	y. 22 <b>232</b>	Globe Allium		in house groundcover mix			clusters		bulbs
				G.ODO / IIIGITI				200 111	21431010		20.00
	HG	Mixed Herbs				Herb garden S of kitchen area	a	TBD va	ries		1gal + 4" pots
	HK		rophylla 'nikko blue'	Hydrangea 'nikl	o blue'	E of entry along fence			oc triangulate	ed	5 gal
	HL	Hydrangea paniculata 'little lime'		Hydrangea 'little lime'		S of herb garden		23 4' oc triangulated		3 gal	
	НО	Hydrangea Quercifolia 'snow queen		Oak leaf hydrangea 'snow queen'		E +W side of great lawn		38 5' oc. triangulated		5 gal	
	НО	Prunus serrulata		Kwanzan Flowering Cherry		E of Glass walkway to kitchen addition			per plan		gift from father
		Acer Palmatum 'Osakazuki'		Japanese Maple		2 of Glass Walkway to Mishol	ii addition		per plan		specimen b+ b
	SJ	Trachelospermum jasminoides		Star jasmine		mass planting either side of T	Γorii		l" oc massed		2 gal
	SP	Spiraea japonica ' little princess'		Little princess sprirea		N side of great lawn		32 3' oc triangulated		2 gal	
	ST	Spirea betulafolia 'tor'		Spirea 'tor'		E side of great lawn		48 3' oc triangulated		2 gal	
	WM	Polystichum munitum		Sword fern		in woodland shrub mix		360 24" oc masses of within mix		1 gal	
	VVIVI	Symphoriocarpus alba		Snowberry		in woodland shrub mix		380 36" oc masses of within mix		5 gal	
		Vinca Minor		Periwinkle		in woodland shrub mix		300 24" oc within mix as filler		1 gal	
		VIIICA IVIIIIOI		1 CHWIIRIC		iii woodiana sinab mix		300 24	C WILLIII	ix as illei	i gai
	Yew Hedge	Taxus media		Yew 'hm eddie'		hedge along west hardscape	play area	32 36	s" oc spacing	as hedge	5-6' b+b
Within ROW	RM	Symphoriocarp		Snowberry		in ROW beds			oc masses		2 gal
	SF	Polystichum munitum Polystichum munitum		Sword fern Sword fern		along rubble wall above mossy swale		180 24" oc masses of within mix 160 24" oc ,massed		1 gal.	
	SF	Polystichum mu	ınıtum	Sword tern		along rubble wall above mos	sy swale	160 24	oc ,massec		1 gal.











